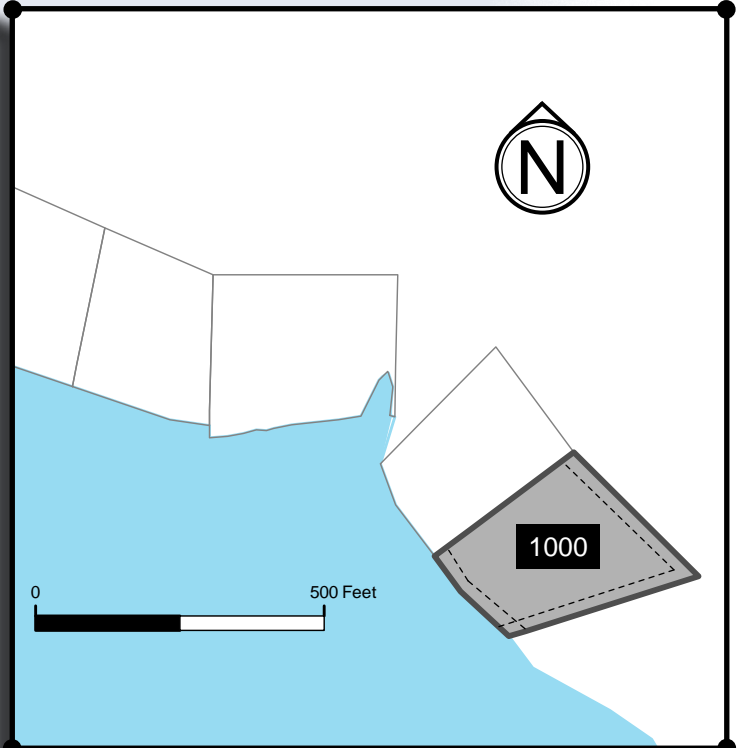


Port Protection, Phase II - ASLS 2004 - 44

PARCEL #	1000
AK DIVISION OF LANDS (ADL) #	107419
MERIDIAN TOWNSHIP RANGE SECTION	C064S076E18
SURVEY	ASLS 2004-44
ACRES	1.71
LOT	2
BLOCK	3
MINIMUM BID	\$37,000

**LOCATION**

Located on the northwestern tip of Prince of Wales Island, Port Protection is 145 miles south of Juneau and 42 miles southwest of Petersburg.

ACCESS

Port Protection is accessible by float plane and skiff. A State-owned seaplane base is available. Skiffs are used for local travel, and there is a boat harbor and launch ramp. Port Protection does not have direct access to the Prince of Wales road system, airport or ferry. Residents travel to Point Baker for mail. Freight arrives by chartered boat or floatplane.

UTILITIES

Electricity and telephone service are not available.

There is no municipal water supply. Water for domestic use may be obtained by well or from the collection of surface water from small streams in the area or by rainwater roof catchment systems.

See page 9-10 "Sewer and Water" and "Water Rights and Usage" for more information.

RESTRICTIONS

Subject to all platted easements and reservations of record, see ASLS 2004-44. These parcels may not be subdivided. These parcels may contain wetlands. Purchasers must obtain permits from the U.S. Army Corps of Engineers before placing any dredged or fill material in wetlands.

For community information, contact the Port Protection Community Association Chairperson by mail at PO Box 68, Point Baker, AK 99927 or by phone at (907) 489-2252.

MUNICIPAL AUTHORITY

This area is not within the boundaries of an organized borough. It is subject to the State of Alaska platting authority.

NOTES

Joe Mace Island State Marine Park, a 62 acre, undeveloped park on Joe Mace Island near Point Baker is approximately 3 miles to the northwest.



Note: It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for specific information on easements, building setbacks, or other restrictions that will affect any individual parcel being offered. Information is made available at the Department of Natural Resources Public Information Offices or on the web at: plats.landrecords.info/.